



JEFFERSON PARK GYM PROJECT
PROJECT ADVISORY TEAM MEETING #5
Thursday, November 14, 2002 7:00-8:55 p.m.
Jefferson Community Center

MEETING MINUTES - DRAFT

PAT Members Present:

Kevin Lee	Liz Walsh-Boyd
Randy Smith	Jean Crowhorn
Greg Kogita	Bill Reubel
Dave Budd	Kellye Hilde

PAT Members Absent:
George Robertson Otis Campbell
Antelmo Reyes Mondragon

Others Present:

Don Bullard	Karin Richard
Rex Bond	MaryPat Byington
Cheryl Fraser	Erin Devoto

Meeting Facilitator: Don Bullard

Notes of Previous Meeting: Notes from the 7/18/02 meeting were approved without changes.

Welcome:

Don Bullard opened the meeting. The PAT sign-in sheet was circulated. Erin introduced herself and briefly summarized the Community Centers Levy funded projects that are in various stages of design. The agenda was verified. Don gave a brief update on the status of the design work, reminding the group that the cost estimate done at the end of schematic design came in higher than expected and that the design team had taken some extra time to thoroughly examine the estimate and chart a course for proceeding. The designers began design development phase work in early October. Don reviewed the purpose of schematic design, design development and construction documents.

Comments from Visitors: None.

Report on Meeting with DCLU

Rex and Karin reported on the recent meeting with DCLU. The outcome of that meeting was generally favorable. In regard to parking DCLU said that parking in Beacon Ave. S. could not be used to meet the project requirements. Liz asked whether DCLU would allow parking in other areas of the park

to count, like at Lawn Bowling. Karin replied that DCLU said parking for the gym should be close to the gym.

In regard to height, a variance is not required since a special provision in the code allows gyms to go to a greater height (40 feet if a sloped roof) than the Jefferson gym will go. On another issue, DCLU said the gym project would not trigger a requirement to renovate the existing community center. A few other issues were briefly mentioned – like fire sprinklering and fire proofing. Randy asked for information about the fire sprinkler system that will be installed in the community center early next year. Don suggested Randy talk with Dan Johnson who is Parks' project manager on that project. Rex described how the fire sprinkler system and new water main will tie into the gym project. Karin explained that DCLU has determined that the gym can utilize the existing sanitary sewer line. Liz asked about the condition of the existing sanitary sewer lines. Karin replied that the mechanical engineers are currently looking into that.

Design Development – Site Plan

Rex described the site plan. He pointed out the service/delivery parking for the gym, exterior basketball, the parking, location of trees, location of gas meter/hot water heater, etc. He described the location and function of the bioswale that will receive and treat water coming off the parking area. Erin mentioned bioswales are being used on other City projects. Rex said that the landscaping meets the City's requirements.

Design Development – Building Plan

Karin described the gym floor plan. Liz said that she strongly feels that the building should incorporate a ramp and not a lift. Don explained that the entry arrangement would be temporary and would be completely changed when the new community center is built. Liz said the new community center would probably be many years off and that whatever is built now should work well. Liz suggested looking for funding from some other source like a social service agency to pay for a ramp. Randy and Liz discussed that using the at-grade entries on the north and west sides would not work well – that the entry for people who have difficulty with stairs should be the same as more mobile people.

Karin described how the glazing on the north side would work – with sliding panels that cover the glass when sports activities are taking place. When non-sports uses are occurring the panels could be pulled back to open views and physical access to the exterior.

Karin then described the clerestory windows at the tops of the walls. Rex explained that the design team will be studying the effect of light coming in through the upper windows. In response to a question from Jean, Rex explained that the intent

is to provide some natural light while eliminating glare that could disturb people playing games.

Rex explained that a new cost estimate will be done at the end of design development – in just about 2 or 3 weeks. That estimate will be used to fine tune the project scope. If the estimate allows for it, some upgrades to the project will be added.

Liz asked about the effect of the project on the game room. Rex and Karin replied that people will enter the gym via the game room. Liz said that any game room space lost because of the gym project should be replaced with new space.

Liz asked whether the lobby would be renovated or enlarged under the gym project. Don said that it is not currently part of the project.

Erin said from the Parks Department's point of view a project is not over budget until/unless it is under construction and is out of money. She explained that each project starts out with a wish list and also identification of needs/requirements (code requirements, existing conditions, etc.) – some of which are usually not completely known until well into the design process. Erin said that one of the values of the current discussion is for Parks to hear about community desires and priorities. At some point it will probably be necessary to make some decisions – choices. She reaffirmed that Parks is committed to building an attractive and functional regulation gym.

Liz replied that the lobby, ramp and game room are not extras/optional but should be a fundamental/basic part of the project.

Karin asked what things the group would suggest deleting from the project. Rex and Erin suggested looking at the rest of the drawings and then cycle back to that question.

Design Development - Building Elevations

Rex referred the group to the initial concept for the building – three solid walls with one open wall. He said that they have worked to relate the gym to the existing building. He pointed out the pitched roof, the masonry base, the cement panel walls above the masonry and clerestory windows. On each elevation he pointed out the major features, including the activities inside each area. He highlighted the north side with its glazed doors and windows which would have sliding protective panels. Rex then pointed out the color scheme that they are considering – light to medium warm brown. Karin passed around samples of the proposed exterior materials. Rex pointed out that the materials are being carefully placed so that

Design Development - Building Interior

they form coherent and attractive patterns. Dave asked whether it would be possible to have windows like on the north side on the other sides. Rex said that the windows are spendy and that adding more windows might begin to compromise sports use. Karen pointed out that the gym is below grade on most of the other sides, so at grade doors would not be possible.

Rex presented the building section that shows the interior walls. He explained that they are proposing that the interior have an appearance similar to the appearance of the exterior – so there is a masonry base, wood panels above that and then the clerestory windows. Rex described the patterns created on the walls. Liz asked about windows in the gym entry – from the game room into the gym. Rex replied that they are considering a large skylight in that area. Jean asked about glare on the gym floor. Rex replied that they will look at that as part of the study performed with the Seattle lighting Lab. Liz clarified that she was asking about windows between the game room and gym. Rex explained that there would be an opening that would be about 12 feet wide and could be glazed. Randy asked about the wall on the east side of the gym. Don and Karin pointed out that this wall is shared with the toilet and would be a solid wall.

Jean asked about the distance from edge of court to exterior walls. Karin replied 6 feet.

Rex described the roof truss system. Kellye said she likes the roof shape and asked about the Amgen truss donation. Rex replied that they found the trusses would make an unacceptably high roof/building and Don pointed out that using them turned out to be much more expensive than originally thought.

Rex described the lighting systems – one for sports use and a second one for social activities.

There was some discussion about the masonry base. Rex said the interior block would have a smooth surface. Graffiti on interior and exterior surfaces was discussed. An anti-graffiti coating was suggested.

MaryPat asked about acoustical control in the gym. Rex explained that the ceiling of the gym would be perforated acoustical decking. He said that it may be appropriate to look at additional acoustical treatment. Rex explained that the interior wood panels would be less “noisy” than if concrete block instead.

Liz asked what other interior and exterior wall materials had been considered. Karin mentioned several including doing

concrete block full height, wood, veneer plaster and some others. Rex explained some of the reasoning behind the selection of materials – high impact down low, etc.

Liz asked if the connection between the gym and existing community center has a roof. Karin said yes.

Rex pointed out that they are not showing doors on the toilets. This is to increase the ability to monitor activities taking place in the toilets. Erin pointed out that these kinds of entries are often used in airports. Randy, MaryPat and others briefly discussed whether there is a need for doors in order to secure the toilets at some times. Liz asked and Rex affirmed that doors could be added easily later if necessary.

Kellye asked about the exit corridor between the existing community center and gym. Karin said it would be closed off with a gate.

Jean asked about seating. Don said there will be bleachers. Karin pointed out the location of them.

Liz asked about storage. Don pointed out that the goal has been 500 square feet and that that is what is being shown. There was a brief discussion about storage. Erin described how the Parks Department recently reviewed the newer community centers and determined appropriate standards for current projects. Randy pointed out that the community center has little existing storage and staff will use the gym storage for some things that are currently left out in rooms and hallways. Jean asked how easy the bleachers are to move – Randy said “easy”.

Dave asked whether it is possible to add more natural light in the gym. Don pointed out that installing windows in a gym is a challenge since they often don’t work well and often get covered up. Rex described Sound Mind & Body in Fremont which is an all glass building. Glare is not so much an issue there because there is little contrast, but he agreed that most efforts to introduce light into gym have not worked well.. Liz said more barn doors with rolling covers could be done. Rex acknowledged that but said the bigger challenge is adding natural light for sports activities. Dave asked about enlarging the clerestory windows. Karin said they are as large as the structural engineer will allow.

Dave asked about adding a door on the south side of the gym. Karin pointed out that the gym floor is 4 feet below the exterior surface and that the bioswale runs through that area.

Dave also said he would favor a ramp if possible. Erin said that ARC should take a look at that if PAT members are interested. Rex said they have developed several ramp options already, but they do require quite a bit more square footage – resulting in greater cost. There are also some spatial challenges in introducing a ramp – getting it to work with the toilet entries for example.

General Discussion

Kellye posed the question of what things should/could be cut to be able to afford a ramp. Liz said it should not be necessary to cut anything, that the City should come up with the necessary money and should have asked for more money when the levy was put together. Bill said he would like to see a prioritized list of possible improvements to the gym – all the bells and whistles. Kellye said she would like to know what it would take to add the ramp and lobby enlargement, but that she believe that would require making reductions to other aspects of the gym.

Rex discussed some of the things that potentially could be modified to allow doing other improvements. He mentioned removing the clerestory windows, removing the glazing on the north wall, changing the pitched roof to a flat roof. He does not believe that the materials could be changed without sacrificing durability and attractiveness.

Rex said that the new cost estimate will be done in about 2 or 3 weeks. In reply to a point made by Liz, Rex explained that the cost estimating process is an iterative process, with greater accuracy achieved as the project details are better understood. Karin talked briefly about the soils issue, giving this as an example of how greater understanding of an issue affects the cost estimate. In that case the design team has now identified an approach they believe will cost less than the approach costed at schematic design.

In response to a comment by Liz that Parks should come up with a better process for identifying project costs before funding levels are established, Erin explained how the City determines budgets for projects like Jefferson gym. Liz responded that she thinks Seattle Library with its current projects is able to handle/anticipate project costs better.

Kellye said we should look at ideas for raising additional funding, but should not make severe cuts to the building that would diminish the buildings attractiveness or function.

Rex reiterated that he had heard from several people that the design team should look at adding a ramp.

Karin explained that the design team is working hard to come up with the best possible solution, but that it is important to recognize that there will have to be some give and take to make it all work.

Kellye said she likes the public process that has been used. Bill echoed this and added that the changes that have been discussed are not huge, but there will have to be compromise.

Bill said it is one of the best looking gyms that he has seen. Kellye said that she, representing FSOP, feels the building fits well with the Olmsted philosophy for buildings located in parks.

Kevin said he likes the scale – that it will look nice from a distance. He can see advantages to having a ramp, for example in moving tables & chairs around.

Randy asked if the designers have considered how well the current project will fit with the future community center reconstruction. Rex replied that they believe it will fit well.

**Project Schedule &
Upcoming Tasks**

Don mentioned that upcoming open house and the date of the next PAT meeting. He also handed out an updated schedule. Don also reiterated the process over the next few weeks – cost estimate followed by review of options and possible upgrades if funding permits.

Wrap-up & Good Night

Don thanked everyone and adjourned the meeting.

Next Meeting:

The next PAT meeting is scheduled for 7 pm, Thursday, December 19, 2002, Jefferson Community Center.

Minutes Recorded By:

Don Bullard